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DRAFT

FINAL ACTION AGENDA/MINUTES

**Village of Estero
21500 Three Oaks Parkway
Estero, FL 33928
Design Review Board
March 23, 2016 5:30 p.m.**

1. CALL TO ORDER: 5:30 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman O'Donnell.

3. ROLL CALL:

Present: Chairman Albert O'Donnell and Board Members W. Scott Anderson, Joe McHarris, William Prys, Gerald Simons, James Tatooles, and Patty Whitehead. Absent: Board Member Barry Jones.

Also present: Village Land Use Attorney Nancy Stroud, Community Development Director Mary Gibbs, Development Review Manager Walter McCarthy, and Village Clerk Kathy Hall.

4. APPROVAL OF AGENDA:

Motion: Move to approve the agenda.

Motion by: Board Member Prys

Seconded by: Board Member Tatooles

Action: Approved the agenda.

Vote:

Aye: Unanimous (Board Member Jones absent)

Nay:

Abstentions:

5. BUSINESS:

(a) **Approval of Minutes:** None.

(b) **Consent Agenda:** None.

(c) **Unfinished Business:** None.

(d) **Public Information Meetings:**

Board Member McHarris recused himself.

- (1) The Reef Student Housing (District 3) - North of Estero Parkway and between Three Oaks Parkway and I-75 - Plans to construct monument sign, review roof revisions, and color changes to student apartments.

Joe McHarris, McHarris Planning and Design, addressed the revisions to the roof due to elimination of roof vents; color changes to the buildings; and addition of monument sign.

Questions or Comments by: Chairman O'Donnell, Board Members Prysi, Simons, Tatooles, and Whitehead.

Discussion included roof revisions and favorable comments regarding the signage.

- (2) American House Adult Living Facility (District 6)
East of Tamiami Trail and south of Pelican Colony Boulevard and east of Murano Del Lago Drive - Plans to construct two carports in the parking area at the entrance to the facility.

Community Development Director Gibbs provided a brief introduction.

Presentations by:

Samantha Eckhout, Vice President of Development, REDICO
Greg Desario, Jones and Associates

Questions or Comments by: Chairman O'Donnell and Board Members Tatooles, McHarris, Prysi, Whitehead, and Simons.

Presentation and discussion included description of the open-air carports over existing parking spaces; lighting; drainage; and landscaping.

Community Development Director Gibbs inquired regarding the change in color scheme and suggested that they reach out to Mirasol at Coconut Point.

Public Comment: None.

- (3) McDonald's on Corkscrew Road and Ben Hill Griffin Parkway (District 7)
20310 Grand Oaks Shoppes Blvd, Shoppes at Grande Oaks - Plans to renovate the exterior of the existing building.

Community Development Director Gibbs provided a brief introduction.

Presentations by:

Josh Lockhart, CPH Inc.

Tim Fenton, Owner/Operator, McDonald's

Presentation and discussion included recent updates to the elevations; matching the existing shopping center; upgraded, updated appearance; beige color scheme; building square footage; roof pitch requirement; construction materials; glazing; wood plating; and landscaping.

Questions or Comments by: Board Members Simons, Prys, McHarris, Tatroles, Whitehead, Anderson, and Chairman O'Donnell.

Public Comment:

Dan Calio, Meadows of Estero

(f) Public Hearings:

- (1) Meadows of Estero, Mixed Use Planned Development Entrance Signs - ADD 2016-E003 (District 2) North and South of Pelican Sound Drive and West of US-41 - Plans to construct three monument signs at the entry points to the community.

Chairman O'Donnell called for Board Member conflicts of interest and ex parte communications. Board Member Prys declared ex parte communications. All audience members and staff providing testimony were sworn in by Village Clerk Hall.

Development Review Manager McCarthy provided a brief introduction.

Presentation by:

Rebecca Morris, Landscape Architect

Presentation and discussion included landscape; existing signs that do not match; approval of new signage from River Ridge Community Development District; description of the double-sided signs; "arm" gates; terra cotta paint color; up-lit lighting; and setbacks.

Questions or Comments by: Chairman O'Donnell and Board Members Prys, McHarris, Anderson and Whitehead.

Public Comment: None.

Motion: Move to approve the monuments signs as presented with recommendation for approval of the deviation to the Planning and Zoning Board.

Motion by: Board Member McHarris

Seconded by: Board Member Anderson

Action: Approved the monument signs as presented with recommendation for approval of the deviation to the Planning and Zoning Board.

Vote:

Aye: Unanimous (Board Member Jones absent)

Nay:

Abstentions:

(f) **Workshops:** None.

6. PUBLIC INPUT:

None.

7. BOARD COMMUNICATIONS:

(a) **Committee Reports:** None.

(b) **Chairman's Reports:** None.

(c) **Member Reports and Comments:** None.

Village Land Use Counsel Stroud addressed the topic of conflicts of interest, explained financial "test", and stated that the best practice would be for board members to sit in the audience when they had a conflict of interest. Brief discussion followed.

A motion to adjourn was made and duly passed.

8. ADJOURN: 6:36 p.m.

Respectfully submitted,

Kathy Hall, MMC
Village Clerk